

HIGHLAND BOARD OF ZONING APPEALS
Regular Meeting Agenda
October 25, 2017

1) **OPENING: Pledge of Allegiance Led By:** Mr. Helms

2) **ROLL CALL: Members:** Mr. Helms, Mr. Martini, Mr. Grzynski, Mr. Leep and Mrs. Murovic

3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of September 27, 2017? If none, they will stand approved as posted.

4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be determined

5) **COMMUNICATION: None**

Discussion to cancel the November 22nd meeting and reschedule and combine November and December meetings to December 13th with 6:00 pm study session and 6:30 pm meeting.

6) **Old Business: Approval of Findings of Fact for** John Winarski, 3635 38th St., requesting a variance for an additional 288 square feet to an existing 576 sq. ft. garage. {HMC 18.05.060 (F)(5)} In Zoning District R-1A, R-1, R-2, or R-3. The summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

(7) **Public Hearing for** Jill Palmer, 3348 Jewett Ave., requesting a variance to install a fence beyond build line. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____